

94 GREENWICH STREET HOUSE, 94 Greenwich Street (aka 14-18 Rector Street), Manhattan.
Built c. 1799-1800; fourth story added by 1858; rear addition c. 1853/1873.

Landmark Site: Borough of Manhattan Tax Map Block 53, Lot 41.

On January 30, 2007, the Landmarks Preservation Commission held a public hearing on the proposed designation as a Landmark of the 94 Greenwich Street House and the proposed designation of the related Landmark Site (Item No. 1). The hearing had been duly advertised in accordance with the provisions of law. Twelve people spoke in favor of designation, including representatives of the Greenwich Village Society for Historic Preservation, Municipal Art Society of New York, New York Landmarks Conservancy, and Historic Districts Council. In addition, the Commission received a number of communications in support of designation, including a letter from Augustine Hicks Lawrence III, a sixth-generation descendant of the original owner. One of the property's owners, who oppose designation, appeared at the June 23, 2009, public meeting and requested a postponement of the vote. The building had been previously heard by the Commission on October 19, 1965, and June 23, 1970 (LP-0049).

Summary

The Federal style rowhouse at No. 94 Greenwich Street in Lower Manhattan was constructed c.1799-1800 as an investment property, right after this block was created through landfill and Greenwich and Rector Streets had been laid out. At the time, this was the most fashionable neighborhood for New York's social elite and wealthy merchant class. The owner of No. 94 was Augustine Hicks Lawrence, a prominent stock and insurance broker, banker, and commission merchant, who served as director of a number of banks and companies, as well as an assistant alderman and alderman in 1809-16. What makes this house highly significant is that it is among only five surviving houses of Manhattan's most elite neighborhood of the post-Revolutionary War era, the others including the Watson House (1793, 1806), 7 State Street, and Dickey House (1809-10), 67 Greenwich Street, both designated New York City Landmarks. No. 94 Greenwich Street is among the relatively rare extant Manhattan houses of the Federal period and style, is one of the oldest houses in Manhattan, and is one of only seven pre-1810 houses located south of Chambers Street, the oldest section of New York City. As constructed, the house was three-and-a-half stories with a high peaked gambrel roof (probably with dormers) – the outline of the original roofline is still visible on the Rector Street facade. It features Flemish bond brickwork and splayed lintels on the second and third stories, those on the Rector Street facade are marble with double keystones, while the Greenwich Street facade has splayed brick lintels. By 1810, No. 94 had become a boardinghouse for merchants and professional men (many of them prominent), housed a porterhouse by 1837, and was listed as a hotel in 1841. The building was raised one full story prior to 1858, and has a two-story rear addition dating from c. 1853/1873. The building remained in the possession of Lawrence family descendants until 1921, and has housed a variety of commercial tenants. Despite alterations, the 94 Greenwich Street House is recognizable as a grand early Federal style rowhouse, made particularly notable by its height, corner location with two primary facades, the visible outline of the original gambrel roofline on the Rector Street facade, and its splayed marble lintels with double keystones (a feature typical of the earliest surviving Federal style houses in Manhattan).



DESCRIPTION AND ANALYSIS

The Residential Development of Lower Greenwich Street¹

As early as 1729, the Common Council of New York had planned for two new streets (Greenwich and Washington Streets) on the west side of lower Manhattan, “for the better utility of the Trade and Commerce of this City,”² that were to be plotted on landfill. The layout of lower Greenwich Street, at the high water line of the North (Hudson) River, was begun in 1739. Complicating the realization of these plans, however, were a number of impediments: a bluff that ran along the east side of the planned route of Greenwich Street from the Battery to Wall Street; many of the “water lots” in the area flooded at high tide; and most of the land was owned by a number of wealthy landowners and Trinity Church. The issue of creating landfill along the shore was ignored throughout most of the 18th century. Ann Buttenwieser, in *Manhattan Water-Bound*, states that in 1765

a large part of the soil and water beyond [eventual] Greenwich Street, between Morris and Rector streets, was ceded to the heirs of Sir Peter Warren and to his brother-in-law Oliver Delancey. Ownership privileges, increased under the Montgomerie Charter of 1730, now extended four hundred feet, or two blocks, beyond the low-water mark. When issuing these grants, the city included the proviso that three streets be built parallel to the river (Greenwich, Washington, and West streets). Yet nothing was done; these wealthy owners simply sat on their holdings.³

By 1783, at the end of the Revolutionary War and the seven-year occupation of New York by the British Army, the city had been devastated by the halt in trade, two fires that had destroyed over one third of its buildings, and the loss of over one-half of its population (down to 12,000). New York rebounded rapidly, serving briefly as the capital of the United States in 1789-90 and emerging as the second largest American city after Philadelphia in 1800. Government House was constructed in 1790 to the design of John McComb, Jr., on the south side of Bowling Green; intended as the President’s residence it became the Governor’s residence instead (it was turned into a boardinghouse in 1798, torn down in 1815, and replaced by a row of houses). Local merchants rebuilt the city’s shipping infrastructure and created great wealth based on commerce with Europe, the Caribbean, and Asia. During the 18th century, participation in the trans-Atlantic “triangular trade” became an integral part of New York City’s economy. New York merchants were significant in this highly lucrative Europe-Africa-Americas shipping network that traded enslaved workers from Africa and the Caribbean, manufactured goods, and products from the Caribbean, such as sugar, rum, molasses, tobacco, rice, and cotton. As early as 1720, it has been estimated that one-half of New York ships were involved in Caribbean trade. Located closer to the West Indies, New York surpassed Boston in the domination of the northern Atlantic coastal trade. This trade, in turn, spurred a number of profitable local industries, such as shipbuilding and food processing, particularly sugar refining, distilling molasses into rum, and the conversion of tobacco into snuff.

The area around the Battery and lower Broadway around Bowling Green became the most fashionable residential district in New York. The Battery (c. 1790) and Bowling Green (1733) were the city’s only parks and became desirable for promenading and taking in views of the harbor and Brooklyn and New Jersey. Broadway was “lined with four-story Federal-style mansions occupied by Jays, Gracies, Delafields, Macombs, Lawrences, and Varicks,”⁴ including the notable No. 1, home of former Mayor Abraham de Peyster, and later of British Capt. Archibald Kennedy.

Owners of property along Greenwich Street were eventually required to relinquish portions of their property so that the street could be laid out. In 1787, the Common Council passed an ordinance to complete the landfill necessary to create the 65-foot-wide streetbed from the Battery to Cortlandt Street and, in 1794, passed another ordinance to complete Greenwich Street between the Battery and Rector Street. Closely following the shoreline of the river, Greenwich Street was apparently opened by 1797 after Trinity Church granted its portion of the street to the City. An important north-south thoroughfare, Greenwich Street attracted the construction of elegant houses for the social elite and merchant class and became one of the most fashionable addresses in New York. Gardner Osborn, an historian and early historic preservationist, identified, in 1940, the following very prominent early residents of Greenwich Street: John R. Livingston (No. 2); Robert Lenox and Isaac Bell (No. 14); John Johnston (No. 16); Don Thomas Stoughton (No. 26); Abraham Schermerhorn (No. 28); Col. John W. Livingston (No. 29); Augustus Wynkoop (No. 32); Bishop John H. Hobart and James Brown (No. 46); Michael Hogan (No. 52); Daniel Livingston and Gilbert Aspinwall (No. 56); John Aspinwall, Jr. (No. 58); Charles Livingston (No. 59); William W. Woolsey (No. 61); Nicholas I. Roosevelt (No. 62); Gardner G. Howland (No. 64); Alexander McComb (No. 67); John Delafield (No. 72); DeWitt Clinton (No. 82); and John B. Prevost (No. 86). The very wealthy merchant Robert Dickey and his wife, née Anne Brown, lived at No. 71 (later 67) Greenwich Street (built 1809-10), today a designated New York City Landmark. Farther north, Greenwich Street's character was somewhat more mixed in terms of its class of residents, as it "was home to numerous artisans and shopkeepers as well as a small population of free blacks."⁵

Regarding the number of slaves owned by wealthy New Yorkers at the end of the 18th century, Edwin G. Burrows and Mike Wallace, in *Gotham: A History of New York City to 1898*, wrote that

Between 1790 and 1800, as New York's economy took off and its population leapt toward the sixty-thousand mark, the absolute number of slaves jumped by nearly 25 percent to twenty-five hundred – one of the sharpest such increases on record. After 1790, moreover, the number of white households relying upon some form of black labor more than tripled, and many of them had purchased their human property quite recently. By 1800 three-fourths of New York's slaveholders had not yet owned slaves ten years before. Yet support for the institution of slavery in New York was thinner and more fragile than ever. New slave owners were by and large the big winners in the economic sweepstakes of the nineties – merchants, lawyers, bankers, brokers, artisan-entrepreneurs, speculators – and their primary interest was domestic service, chiefly by women.⁶

They further pointed out that, after the passage of a gradual emancipation act in 1799 by the New York Legislature, "slavery disintegrated with unexpected speed. Between 1800 and 1810... the total number of slaves shrank by 43 percent to just under fifteen hundred."⁷ It was not until the passage of legislation in 1817, however, that slaves covered under the 1799 act in New York were actually promised freedom, in 1827.

Trinity Church has been located since 1698 on a site bounded by Broadway, Lumber Street (later Trinity Place) and Rector and Thames Streets; the original church was destroyed in 1776 and replaced in 1790 (it was again replaced in 1839-46 with a building designed by Richard Upjohn, today a designated New York City Landmark). The portion of Rector Street (originally called Auchmuty Street, after Samuel Auchmuty, rector of Trinity) between Broadway and Lumber Street

was ceded by the church in 1761; the portion of the eventual street farther west was surveyed in 1790. Trinity Church (in 1751), along with Nicholas Roosevelt (in 1765), had been granted the water rights to the block bounded by Greenwich, Washington, Rector, and Carlisle Streets; Roosevelt filled in and developed his lots in the 1760s. Carlisle (Carlile) Pollock acquired Trinity's lots on this block in 1795, and petitioned for a grant of the water lots extending from this block westward. Pollock (1749-1806) was one of three wealthy Irish-born brothers (also George and Hugh) who were importers of Irish linens, and were active in the Society of the Friendly Sons of Saint Patrick; Carlisle also operated as an insurance and stock broker. Neither of the censuses of 1790 or 1800 lists Pollock as a slaveowner. In late 1795 and early 1796, he advertised lots for sale on the block bounded by Greenwich, Washington, Rector, and Carlisle Streets.⁸ By 1797, this block had been fully filled in and Carlisle and Rector Streets had been opened;⁹ Pollock also constructed a wharf at the river end of Carlisle Street (the waterfront was then along today's Washington Street). By 1799, Carlisle Pollock and his wife, née Sophia Yates, found themselves significantly in debt (a September 1799 advertisement for an auction of part of his property stipulated a one thousand pound debt);¹⁰ he drowned in Boston in 1806.¹¹ An advertisement for Pollock lots still available in 1799 on this block touted the virtues of the neighborhood, as well as the lots,

many of which are well adapted for large commercial establishments having ground sufficient for dwelling houses, offices, stables and warehouses on the same premises... other lots are suitable for good dwelling houses and stores. ... These lots are peculiarly eligible for men of business, from the circumstances of their being near to the center of the commercial part of the city, and the neighborhood having never been visited by the Yellow Fever. During the last and preceding Summers, many merchants removed their stores and offices to this quarter of the town, to avoid the contagion, and happily escaped its effects.¹²

Washington and West Streets along the North River were later created through landfill, and completed northward by around 1824 as far as the State Prison (1796-97), located just north of Christopher Street. West Street was completed south of Cedar Street around 1841.

Lower Broadway, Greenwich Street, and environs remained highly fashionable for over four decades. But by 1828, James Fenimore Cooper observed that "commerce is gradually taking possession of the whole of the lower extremity of the island, though the Bay, the battery, and the charming Broadway, still cause many of the affluent to depart with reluctance."¹³ The fire of July 1845 that destroyed much of downtown also destroyed all of the houses along Broadway from No. 1 to Morris Street (it threatened but spared lower Greenwich Street). By the time Castle Clinton (1808-11, Lt. Col. Jonathan Williams and John McComb, Jr.),¹⁴ off of the Battery, was converted to the Castle Garden immigration station in the 1850s, the wealthy had deserted the neighborhood, and their remaining houses were converted into immigrant boardinghouses, saloons, and shops.

Augustine Hicks Lawrence and (today's) 94 Greenwich Street House¹⁵

In February 1796, one of Carlisle Pollock's parcels (located thirty feet north of the northwest corner of Rector and Greenwich Streets) was purchased by Lawrence Reid Yates, a wealthy merchant involved in Jamaican trade with his brother, Richard Yates, in the firm of Richard and Lawrence Yates. Lawrence was not listed in the 1790 census, but Richard was, and he owned slaves. Lawrence R. Yates died in September 1796, and his executors (who included his nephew-in-law George Pollock, who then went into partnership with Richard Yates) eventually disposed of this

parcel through a May 1799 sale for \$1750 to merchant Augustine (Augustus) Hicks Lawrence. The previous month, George and Catherine Pollock had conveyed seven adjacent parcels (previously held until February 1799 by Carlisle and Sophia Pollock), comprising the entire Rector Street frontage of this block, to Lawrence, the deed recording that Lawrence was already “in his actual possession now being.”¹⁶ Lawrence (1769-1828), who married Catherine Abramse Luquer in 1796, was one of the twenty-four men who had signed the Buttonwood Agreement in 1792 that established the New York Stock and Exchange Board (predecessor to the New York Stock Exchange). A stock and insurance broker, banker, and commission merchant, he was in business by 1790 and was a partner in the firms of [Francis] Lewis & Lawrence (dissolved 1814); Augustine H. Lawrence & Co. (to 1818); and Augustine H. Lawrence & Augustine N. Lawrence, with his son. By 1795, his firm was located at 40 Wall Street, and Lawrence had European business ties in London, Paris, and Amsterdam. According to Walter Barrett in *The Old Merchants of New York*, Lawrence was a close friend of DeWitt Clinton, Mayor of New York in 1803-07/1808-10/1811-15, who called him “The Chancellor of the Exchequer,” for “his financial abilities as the manager of the city funds and chairman of the finance committee, [and] alderman of the third ward.”¹⁷ The latter refers to his service as assistant alderman in 1809-13 and as alderman in 1814-16. He also was a director of the New-York Insurance Co., Bank of America, Farmers’ Fire Insurance & Loan Co., Globe Insurance Co., and other companies. In 1801, the Lawrence family moved to 23 Robinson Street (later Park Place). According to the 1810 census, the family owned two slaves at that time (censuses prior to this, and after, however, did not list Lawrence as a slaveowner). Exemplifying his wealth and social status, Lawrence’s portrait was painted by the eminent artist Gilbert Stuart.¹⁸

Augustine H. Lawrence and his heirs (until 1921) owned as investment properties the three Federal style houses that still stand today at Nos. 94, 94-1/2, and 96 Greenwich Street (the front facade of No. 94-1/2 has been parged and No. 96 has been greatly altered), located on a portion of the former Pollock land that Lawrence had purchased, the site having dimensions of 60 feet along Greenwich Street and 90 feet along Rector Street. Dating these houses (once thought to have built at the same time) is complicated, based on available records, the imprecise notation of the contemporary addresses, and the amount of building activity at this intersection in the late 1790s. The vicinity of Greenwich and Rector Streets was a prime location for a number of stonecutters, due to its proximity to the docks along the waterfront only one block away, as well as to Trinity Church and graveyard one block to the east. Starting in 1796, Arthur Darley, from Dublin, operated a marble and stonecutters yard at 90 Greenwich Street with his brother, John (died 1798). Nearby were stonecutters William McKenny, at 19 Rector Street (1799 to 1807), and John West (died 1806), at several addresses at this intersection (1800-06), including 90 Greenwich.

Between 1796 and 1799, there were a number of offers for lots and houses for lease or sale at this intersection. In April 1796, a newspaper advertisement listed a “very good three story brick house” for sale at Greenwich and Rector Streets, and an adjoining house on Rector Street.¹⁹ In April-May 1796, a 25-by-90-foot lot on the west side of Greenwich Street near the Rector Street corner was available for a 20-year lease (or purchase) “adjoining house no. 92 on the south”²⁰ -- this implies that No. 92 Greenwich Street (today’s No. 94-1/2) was already built, but it is unclear whether the available lot is to the north or south. In February 1797, the parcel that had been purchased a year earlier by Lawrence R. Yates (actually part of No. 92 and the adjacent portion to the north) was advertised for sale.²¹ In June 1798, “that well finished three story house corner of Greenwich and Rector streets” was available for lease, along with a two-story frame building on Rector Street.²² In September-October 1798, the “handsome house” at the corner of Greenwich and

Rector Streets was offered for lease.²³ Tax assessment records for 1799 and city directories indicate that both Nos. 92 and 94 (today's Nos. 94-1/2 and 96) Greenwich Street were built by 1798, but not the corner house, today's No. 94. The 1799 assessments listed a vacant lot here owned by Augustus Lawrence. By April 1799, Arthur Darley was "obliged to remove his Stone Works, as part of the ground... is to be built on immediately."²⁴ Darley relinquished plans to return to Europe, due to his success as an "architect," and was still listed at No. 90 Greenwich Street through 1800;²⁵ the 25-by-90-foot lot at No. 90 (presumably on the south side of Rector Street) was advertised for sale in March 1801, including a large frame building at the rear of lot.²⁶

Assessment records for 1802 listed an un-numbered house on the north side of Rector Street, occupied by Capt. Bunker, and city directories for 1801 and 1802 listed George Bunker, merchant, at the corner of Greenwich and Rector Streets, both apparently the first references to (today's) 94 Greenwich Street House, which would thus have been built c. 1799-1800. Capt. George Bunker, who had previously purchased a lot on Greenwich Street at the northern end of this block from Carlisle Pollock in 1799 (and resided across the street at No. 99 that year), was listed in contemporary newspapers at the command of numerous commercial ships (including whalers). Neither of the censuses of 1790 or 1800 listed Bunker, so it is unknown if he owned slaves. The first unambiguously documented occupant of the No. 94 Greenwich Street House was Jonathan Hampton Lawrence (presumably a relative of Augustine H. Lawrence) in 1808. In May of that year, he advertised that he had "removed to No. 18 Rector, corner of Greenwich-street,"²⁷ while his brokerage office was located at 62 Wall Street, and he was also listed on Rector Street in the tax assessment records for 1808. Commercial advertisements later that year listed Lawrence at "corner of Rector and Greenwich sts,"²⁸ so that he may have had an office at his residence. He was the son of Isaac Lawrence, presumed to be the man of the same name who was a West Indian trade merchant, president of the United States Bank in 1817, and director of the Bank of the United States in 1817-19.²⁹ J.H. Lawrence (1763-1844) had been one of the partners in the firm of Lawrence, Dayton & Co., established in 1796 with Jonathan Dayton (at the time the Speaker of the U.S. House of Representatives), and Francis Childs; the firm of Lawrence & Dayton continued until 1807 (a lawsuit was brought in 1800 against Childs for money the other partners claimed was owed). Lawrence was involved in speculative investment in this vicinity -- in 1797, he advertised three new houses for sale at 83, 85, and 87 Greenwich Street (he was listed in directories, assessment records, and the census at 87 Greenwich in 1796, at 83 Greenwich in 1797-1801, and at 94 Greenwich Street in 1802-04). Lawrence was president of the New-York Bread Co. (1802), the Pacific Insurance Co. (c. 1817-23), and Fire Insurance Co. of New-York (1819). According to the 1800 census, Lawrence owned one slave. In 1809, tax assessment records and city directories listed Dr. John C. Osborn as the resident of No. 16 Rector (today's 94 Greenwich) Street; the next year, Osborn moved two doors down, to No. 94 (today's 96) Greenwich Street, where he lived until his death in 1819. According to the 1810 census, Osborn did not own slaves.

Beginning in 1810, today's Nos. 94 and 94-1/2 Greenwich Street were combined internally and operated as an elite boardinghouse primarily for merchants and professional men; from 1810 until 1821 the address used in tax assessment records was 92 Greenwich Street (listings also sometimes recorded "including 16 Rector Street"). The boardinghouse proprietors were Susan Gallop (1810-14), Susan King (1815-19), and James Diven (1820-21). Diven, formerly of Peekskill, placed an advertisement in May 1820 announcing that he had "opened a boarding house, No. 92 Greenwich-street, the late residence of Mrs. King, where he will be happy to accommodate ladies and gentlemen, with boarding and lodging, by the year or otherwise."³⁰ Among the prominent

residents were: William Lawrence (1810-12); Gardiner G. Howland, merchant (and later a director of the Fire Insurance Co. of New-York with Jonathan H. Lawrence) (1810-12); William Ancell, merchant (1811); Peter Harmony, merchant and partner of G.G. Howland (1810-13); Henry N. Cruger, merchant and relative of the Yates and Pollock families (1814); John Van Buren, merchant (1815); John F. Reinecke, merchant (1815-19); Lucius Cary (died 1818), Henry Cary, and William F. Cary, merchants in the firm of L. & H. Cary (1815-20); George Smedes, merchant (1816); James Barney, merchant (1816); David Codwise, attorney (1816); William Bell, merchant (1815-19); Robert Dixon, merchant (1818-19); Samuel Neilson, piano maker (1818-19); William Tennison, merchant (1818-19); and John Kemp, merchant (1819-20).

Regardless of whether or not such wealthy New Yorkers actually owned household slaves, most directly profited from American slavery. The exhibition catalogue of the New-York Historical Society, *Slavery in New York*, pointed out that in the early 19th century, New York's ties to the slave system were strengthened by its increased connections to the Southern economy:

Following the War of 1812, New York City became the primary port for the shipment of raw cotton from the South to the textile mills of Europe. With the growth of the cotton trade, New York bankers, factors, and brokers became the chief financiers of slavery's expansion... In bankrolling the cotton economy, New York businessmen assisted planters in purchasing the land slaves worked, the tools with which they labored, and – most importantly – the clothes they wore. New York's textile industry specialized in so-called “negro cloth.” ... Money borrowed from New York lenders allowed planters to buy slaves, and insurance purchased from New York brokers protected planters' investments. White New Yorkers lubricated the Southern economy and became rich in the process. Even as the number of slaves in New York shrank, New York's links to – even dependence upon – slavery grew.³¹

New York merchants also made huge profits from the sale of goods to Southerners.

In March 1822, the Common Council officially established house numbers on Greenwich Street, so that the address “92 Greenwich Street” was then used for the building on the south side of Rector Street. Augustine H. Lawrence's three houses then became known (generally) as No. 16 Rector Street, and Nos. 94 and 96 Greenwich Street. The 16 Rector (today's 94 Greenwich) Street building continued to be operated as a boardinghouse, with proprietors Margaret Bruce (1823-24), Ann Whitehead (1825-28), Mrs. W.E. Hossack (1828-29), Mary Braxton, confectioner (1830-31), John Oliver (1833-35), and Francis Therrason (1835-37). Residents included John A. Underwood, merchant (1826); Charles Edwards, attorney (1828); John F. Trumbull, merchant (1828); and Walter R. Jones, an assistant president of the Atlantic Insurance Co. who had been a secretary of the Pacific Insurance Co., under Jonathan H. Lawrence (1828-31).

At the death of Augustine H. Lawrence in 1828, his three houses at (today's) Nos. 94, 94-1/2, and 96 Greenwich Street, among his most valuable assets, were bequeathed to his three married daughters, and to their future heirs: No. 16 Rector was left to Joanna Lawrence McCrea; No. 94 Greenwich to Sarah Middagh Lawrence Benson; and No. 96 Greenwich to Eliza Lawrence Mactier; his son and business partner, Augustine Nicholas Lawrence, inherited the Stuart portrait of his father, while his unmarried daughter, Catherine Luquer Lawrence, inherited a dwelling on Park Place. Joanna Lawrence McCrea and her husband, merchant James McCrea, were listed in city directories residing at No. 16 Rector Street in 1832-33 (James died in 1832).

The use of the 16 Rector (now 94 Greenwich) Street House changed after 1837. Beginning

that year, directories listed a porterhouse here, operated by Pretextas Delamotte until 1845, while it was listed as a hotel as well after 1841. Starting in 1843, this property's address became No. 94 Greenwich Street (while the adjacent house to the north became (generally) No. 94-1/2). In 1850-51, No. 94 Greenwich was the Union Hotel, under the proprietorship of J[ean]. Baptiste Pelissier & Co.; the 1850 census listed Pelissier, his wife and daughter, and twelve other residents. Directories included the porterhouse here under Jacob Goll in 1850-52, and Mme. Ove Sanbert in 1853. The Perris Map of 1853 indicated a rear addition nearly filling the rest of the Rector Street frontage. Tax assessment records listed the number of stories of buildings for the first time in 1858: No. 94 Greenwich Street was four stories, indicating that it had been raised from its original three-and-a-half-story height by then (there were apparent assessment spikes in 1833 and 1845).

Federal Style Houses in Manhattan³²

As the city of New York grew in the period after the Revolution, large plots of land in Manhattan were sold and subdivided for the construction of groups of brick-clad houses. Their architectural style has been called "Federal" after the new republic, but in form and detail they continued the Georgian style of Great Britain. Federal style houses were constructed from the Battery as far north as 23rd Street between the 1780s and 1830s. The size of the lot dictated the size of the house: typically each house lot was 20 or 25 feet wide by 90 to 100 feet deep, which accorded with the rectilinear plan of New York City, laid out in 1807 and adopted as the Commissioners' Plan in 1811. The house itself would be as wide as the lot, and 35 to 40 feet deep. This allowed for a stoop and small front yard or areaway, and a fairly spacious rear yard, which usually contained a buried cistern to collect fresh water and the privy. During the early 19th century, several houses were often constructed together, sharing common party walls, chimneys, and roof timbering to form a continuous group. The houses were of load-bearing masonry construction or modified timber-frame construction with brick-clad front facades. With shared structural framing and party walls, each house in a row was dependent on its neighbor for structural stability. The design of some houses has been identified with certain architects or builders, such as John McComb, Jr., though such documentation is rare. With the increasing availability of pattern books, such as Asher Benjamin's *American Builders Companion* (published in six editions between 1806 and 1827), local builders had access to drawings and instructions for exterior and interior plans and details.

Federal style rowhouses usually had a three-bay facade with two full stories over a high basement and an additional half story under a peaked roof with the ridge line running parallel to the front facade, while very modest houses could be two bays wide. Grander town houses had three full stories, and could be up to five bays wide. The front (and sometimes rear) facade was usually clad in red brick laid in the Flemish bond pattern, which alternated a stretcher and a header in every row. This system allowed the linking of the more expensive face brick with the cheaper, rougher brick behind. Walls were usually two "wythes," or eight inches, thick. Because brick was fabricated by hand in molds (rather than by machine), it was relatively porous. To protect the brick surface and slow water penetration, facades were often painted.

The planar quality of Federal style facades was relieved by ornament in the form of lintels, entrances, stoops with iron railings, cornices, and dormers. Some grander houses, like the Dickey House, featured a bow on the front and/or rear facade, which allowed for fashionable interior rooms with curved shapes. Doorway and window lintels, seen in a variety of types (flat, splayed, incised, or

molded), were commonly stone. The most ornamental feature was the doorway, often framed with columns and sidelights and topped with a rectangular transom or fanlight, and having a single wooden paneled door. The entrance was approached by a stoop – a flight of stone steps usually placed to one side of the facade – on the parlor floor above a basement level. Wrought-iron railings with finials lined the stoop and enclosed areaways. Window openings at the parlor and second stories were usually the same height (the size sometimes diminished on the third story), aligned and were the same width from story to story. The wood-framed sash were double hung and multi-light (typically six-over-six). Shutters were common on the exterior. A wooden cornice with a molded fascia extended across the front along the eave, which carried a built-in gutter. A leader head and downspout that drained onto the sidewalk extended down the facade on the opposite side from the doorway. Pedimented or segmental dormers on the front roof slope usually had decorative wood trim, and the top sash were often arched with decorative muntins. The roof was covered with continuous wood sheathing over the rafters and clad in slate.

The original design of the 94 Greenwich Street House was characteristic of the Federal style in its high peaked roof (probably with dormers), Flemish bond brickwork (surviving on the second and third stories), and splayed marble lintels with double keystones (with a tooled finish) on the Rector Street facade and splayed brick lintels on the Greenwich Street facade. It is made particularly notable as a grand early rowhouse by its original three-and-a-half-story height, corner location with two primary facades, the visible outline of the original gambrel roofline on the Rector Street facade, and its splayed marble lintels with double keystones (a feature typical of the earliest surviving Federal houses in Manhattan). There is no historic evidence of the original condition of the ground story, but the earliest evidence of a commercial storefront dates from 1837; the residential entrance has apparently always been on Rector Street. Despite the loss of some architectural details and the raising to a full fourth story (prior to 1858), the 94 Greenwich Street House is among the relatively rare surviving and significantly intact Manhattan town houses of the Federal style and period (dating from 1789 to 1834).³³ It is one of only five surviving houses of Manhattan's most elite neighborhood of the post-Revolutionary War era, the others being the James Watson House (1793, attributed to John McComb, Jr.; 1806), 7 State Street, and Dickey House (1809-10), 67 Greenwich Street, both designated New York City Landmarks, and 94-1/2 and 96 Greenwich Street (also owned by Augustine H. Lawrence, the former now having a pared front facade and the latter quite altered). These five houses, along with the Rose House (c. 1770s), 273 Water Street, and Ward House (1806-07), 45 Peck Slip, both much-restored and in the South Street Seaport Historic District, are also the only extant pre-1810 houses located south of Chambers Street, the oldest section of New York City.

Later History of the 94 Greenwich Street House³⁴

The City, hoping to spur redevelopment, leveled a hill at Morris Street (one block south of Rector Street) and raised the level of Greenwich Street from two to six feet, from the Battery to Cortlandt Street. Work began on New York's first elevated railroad in 1867, and the Greenwich Street Elevated opened in 1868 along that same stretch. Trinity Place was widened by 56 feet on the western side and opened southward to Morris Street in 1869 (it was known as New Church Street until 1885, then reverted to Trinity Place), and a second elevated line was later extended down New Church Street. The *New York Times* in 1869 characterized "the lower part of Greenwich-street [as] one of the most remarkable of New-York thoroughfares... for its varied and for the most part unenviable life, and for the many kinds of business which are daily transacted within its limits,"³⁵ including warehouses, saloons, drygoods stores, employment offices, and boardinghouses catering to

the immigrants newly arrived at nearby Castle Garden. A special police squad in April 1871 raided 29 “Houses of Ill-Fame” in lower Manhattan, most of them located on Greenwich Street.³⁶ Such houses and the many saloons and seamen’s boardinghouses in the area were tied to the commercial waterfront nearby.

Between 1860 and 1888, Nos. 94 and 94-1/2 Greenwich Street were jointly leased and occupied by the extended families of the Irish-born James and Thomas Cherry, presumably brothers.³⁷ City directories listed James Cherry at No. 94 as a liquor dealer (saloon) between 1860 and 1884, but an 1870 commercial directory listed the address as No. 94-1/2; Capt. Thomas Cherry (died 1885) was a policeman. The censuses of 1860, 1870, and 1880 indicated that between eight and eleven families lived in the two buildings. From 1862 to 1872, Otto Hemken operated a drugstore at 94 Greenwich Street, definitely this building as it was located on the corner; and Charles Wilson, oyster saloon/eatinghouse, was listed at that address in 1864-66. A shoe store was located in No. 14-16 Rector Street between c. 1868 and 1883, under Lewis Wenith (1868), Patrick Casey (1870), and John Kirwan (1879-83). In 1873, James Cherry added a second story to the building’s Rector Street wing. From 1885 to 1921, Michael L. Shannon, liquor dealer (saloon), was listed at No. 94 Greenwich Street (this building).

Joanna Lawrence McCrea, who had inherited this property in 1828, and her husband, James McCrea, had seven children. The surviving children, and their heirs, held a partition sale of this “Valuable Corner Plot and Building”³⁸ in December 1920. It was acquired for \$52,000 by Daniel Wadsworth McCrea, an insurance broker and fifth-generation descendant of the original owner, Augustine H. Lawrence. McCrea sold the building a year later to Patrick and Nellie V. McCarthy; Patrick, listed in the 1910 census as a liquor merchant, died in 1925. Ironically, while the elevated railway lines on Greenwich Street and Trinity Place had helped to deter the redevelopment of this area for decades, the elevated lines and most of the many surviving Federal style houses in this vicinity were demolished in 1940-41 in preparation for the construction of the Brooklyn-Battery Tunnel and the Battery Parking Garage (1950, Ole Singstad); the Historic American Buildings Survey documented them in photographs and drawings in 1940. The very close physical proximity of the Rector Street station to No. 94 Greenwich Street, in particular, had an undoubted role in its survival. After the death of owner Nellie V. McCarthy in 1941, her relatives sold part interest in the 94 Greenwich Street property in 1949 to Dr. Alvin Behrens (died 1953), an ophthalmologist at the Brooklyn Eye & Ear Hospital. In 1976, the building was conveyed by Dr. Behrens’ widow, then Anne Beth Sleppin (Behrens) Figman, and by Sol H. Sleppin, the administrator of the McCarthy estate, to Rector Properties, Inc. In 1977, the property was re-conveyed to Anne Figman, who in turn conveyed it to her children, Dr. Myles Michael Behrens and Susan Jane Behrens Borkow (MySu Enterprises).

While the upper stories remained in residential use, a variety of commercial tenants have occupied the storefronts along the Greenwich and Rector Streets frontages of the property over the years, mainly eating and drinking establishments, but also shops associated with textile trades run by immigrants of the “Little Syria” neighborhood along adjacent Washington Street. *The Syrian World* in 1927 boasted of the immigrants who “transform[ed] the short stretch of Rector Street between Greenwich and West into a magnet for shoppers in quest of fine linens and laces at retail.”³⁹ In 1923, the building’s commercial space was subdivided into smaller shops, including three in the rear addition on Rector Street. Commercial tenants have included: Greenwich Club (c. 1929); New York Hosiery Shop (c. 1929); Atalla Co., lingerie (c. 1929-34); Raalte silk stockings and gloves (c. 1929); Nicola M. Geraigiry & Sons, lingerie, linens, laces and embroidery (1932-34); Dainty Art Shoppe,

underwear (c. 1934-45); E. Shahoub & Sons, linens (c. 1934); S&G Grill (c. 1936-45); J.J. Lebovi, jeweler (c. 1940); Renee Lingerie Shop (c. 1945-74); Carol May Dress Shop (c. 1945-50); Millers Luncheonette (c. 1950-67); Rector Bar & Restaurant (c. 1955-74); Tokyo Coffee Shop (c. 1974); Wally's Pub (c. 1978-80); Jim's Coffee Shop (c. 1980-86); MS Smoke Store/ Liberty Smoke Shop (c. 1980-93); Lord's Deli (c. 1990-2003); and Café Bravo/ Pomodoro Pizza/ Planet Gyro (current).

Description

The No. 94 Greenwich Street House was originally constructed at three-and-a-half stories with a high peaked gambrel roof facing Rector Street (probably with dormers) – the outline of the original roofline is still visible. This original portion features Flemish bond brickwork and splayed lintels on the second and third stories, those on the Rector Street facade are marble with double keystones (with a tooled finish), while the Greenwich Street facade has splayed brick lintels. All sills are stone. The building was raised one full story (with flat stone lintels on the Greenwich Street facade) probably c. 1845-58. In 1899, three new windows were cut into the Rector Street facade: the narrowest windows on the second and third stories, and the second bay from the corner on the second-story Rector Street facade. Brick patching has occurred over the years, and tie rods were installed above the second and third stories. Small sections of fire escape were placed at the northernmost bay of the building (in common with the adjacent building) on the Greenwich Street facade, as well as the rear facade. Areas of brickwork were replaced in 2008: at the building's corner on the second through fourth stories; the area between the storefront and the second-story sills; the upper portion of the Rector Street facade (with new metal flashing); and parts of the rear facade (with segmentally-arched openings with brick lintels). The original six-over-six and three-over-six double-hung wood sash windows, with original molded wooden frames (with shutter pintles) on the second and third stories, and simpler wooden frames on the fourth story, survived until 2008, when they were replaced by plastic windows with fake muntins and plastic frames. The original cornices were wood; new molded metal cornices were installed on the Greenwich Street and rear facades in 2008. A metal bulkhead, visible at the rear of the building, dates from prior to 1929; it has recent metal sheathing. The roof was re-clad and/or painted yellow in 2008. Ground Story: There is no historic evidence of the original condition of the ground story, but the earliest evidence of a commercial storefront dates from 1837. The residential entrance has apparently always been on Rector Street. Currently, there are continuous non-historic metal-and-glass storefronts along both major facades, except for a parged area at the western end of the original portion of the building, which has two non-historic metal doors. Rear Addition: The two-story rear addition, dating from c. 1853/1873, has a continuation of the non-historic storefront on the ground story, and rectangular stone lintels and sills on the second story. The brickwork of the upper portion, above the second-story lintels, was replaced in 2008 (with new metal flashing); the facade was formerly terminated by brick corbelling. A simple fire escape, placed on the second story prior to 1929, was removed after 1965. There are similar plastic replacement windows (2008). The unarticulated western wall is painted and parged, and has a metal ventilating shaft.

Report researched and written by
JAY SHOCKLEY
Research Department

NOTES

1. I.N. Phelps Stokes, *The Iconography of Manhattan Island* (N.Y.: Robert H. Dodd, 1926), vol. 3, 993, 1001, and 1008, vol. 4, 512-513 and 560, vol. 5, 1221, 1308, 1406 and 1621, and vol. 6, 599; Charles Lockwood, *Bricks and Brownstone: The New York Rowhouse, 1783-1929, An Architectural and Social History* (N.Y.: McGraw-Hill, 1972), 50-51 and 197, and *Manhattan Moves Uptown: An Illustrated History* (Boston: Houghton Mifflin Co., 1976), 58-60; Ann Buttenwieser, *Manhattan Water-Bound: Planning and Developing Manhattan's Waterfront from the Seventeenth Century to the Present* (N.Y.: New York Univ. Pr., 1987); Edwin G. Burrows and Mike Wallace, *Gotham: A History of New York City to 1898* (N.Y.: Oxford Univ. Pr., 1999); Gardner Osborn, "The Gold Coast of Old New York," typed manuscript (May 1940); Gardner Osborn obit., *New York Times (NYT)*, July 8, 1979, 35; Joan H. Geismar, "Stage 1A Archaeological Evaluation of the Exchange Project Site, 10 Battery Place, New York City" (January 22, 1987); Louis Berger Group, Inc., "Proposed New South Ferry Terminal, Lower Manhattan, New York: Phase 1A Archaeological Assessment" (July 2003); "Carlisle Pollock," *The Daily Advertiser*, May 30, 1789, 3; [Pollocks], John D. Crimmins, *Irish-American Historical Miscellany* (N.Y.: author, 1905), 137-139.
2. Cited in Stokes, vol. 4, 512.
3. Buttenwieser, 34. Historian Jill Lepore suggests, based on a review of documents at the New-York Historical Society, that Warren owned a sizeable number of slaves. Jill Lepore, *New York Burning: Liberty, Slavery, and Conspiracy in Eighteenth-Century Manhattan* (N.Y.: Knopf, 2005), fn 4, 302.
4. Burrows and Wallace, 372.
5. Ibid.
6. Burrows and Wallace, 347.
7. Burrows and Wallace, 349.
8. *The Daily Advertiser*, Aug. 7, 1795, 3, Sept. 3 and 11, 1795, 3, Oct. 8, 1795, 4, and Jan. 27, 1796.
9. The Common Council passed ordinances in April 1797 requiring Pollock, Col. McGregor, and William McKenny to fill the street beds of Rector and Carlisle Streets, from Greenwich Street to the river, to their "proper height." "More Ordinances...," *The Diary or Loudoun's Register*, May 13, 1797, 2.
10. "Whereas Carlile Pollock...," *New-York Gazette & General Advertiser*, Sept. 3, 1799, 7.
11. Gertrude A. Barber, "New York Evening Post Death Extracts, 1801-1890." In the collection of the New York Public Library.
12. "Building Lots in New-York," *Commercial Advertiser*, Feb. 9, 1799, 2.
13. Cited in Lockwood, *Bricks*, 35.
14. Castle Clinton is a designated New York City Landmark.
15. The author wishes to thank Susan De Vries, who conducted some of the preliminary conveyance and tax assessment research on this property. New York County, Office of the Register, Liber Deeds and Conveyances, including liber 56, 327-333 (including April 4, 1799, map by Benjamin Taylor, Surveyor) and 431-433, and liber 57, 38-41; New York City, Tax Assessments (1795-1858); *New York City*

Directories (1796-1853); Lawrence R. Yates, will, Sept. 24, 1796, and death notice, *Greenleaf's New Daily Advertiser*, Sept. 29, 1796, 3; [Yates & Pollock], *The Law Practice of Alexander Hamilton* 5, Julius Goebel, Jr., ed., (N.Y. Columbia Univ. Pr., 1981), 255; [Pollock and Yates families], Bryan J. Zygmnet, "Portraiture and Politics in New York City, 1790-1825: Stuart, Vanderlyn, Trumbull, and Jarvis" (Ph. D. Dissertation, Univ. of Md., 2006), 17-25; [Augustine H. Lawrence and family], www.conovergenealogy.com website, U.S. Census, New York (1790, 1800, 1820), *Wealth and Biography of the Wealthy Citizens of New York City* (N.Y.: Sun, 1845), 117, and Walter Barrett, *The Old Merchants of New York* [multiple vols. and years]; [N.Y. Insurance Co.], *Commercial Advertiser*, Jan. 12, 1807, 3; "Lewis & Lawrence," *Commercial Advertiser*, May 6, 1814, 3; [Bank of America], *The Columbian*, Dec. 10, 1814, 3; "A.H. Lawrence & Co.," *Commercial Advertiser*, Apr. 30, 1818; Augustine H. Lawrence, will (Sept. 28, 1827), liber 62, 262; U. S. Census, New York City, First Ward (1800); "Marble & Stone Yard," *The Daily Advertiser*, July 14, 1796, 2; John Darley death notice, *Daily Advertiser*, Feb. 9, 1798, 3; John West obit., *New-York Evening Post*, Oct. 11, 1806, 3; "Jonathan H. Lawrence," www.freepages.genealogy.rootsweb.com website; "Lawrence, Dayton & Co.," *The Daily Advertiser*, May 21, 1796, 3; "Valuable Real Estate for Sale," *Mercantile Evening Advertiser*, Feb. 17, 1797; "Real Estate for Sale," *Commercial Advertiser*, May 17, 1798; "Jonathan H. Lawrence and Jonathan Dayton vs. Francis Childs," *District of Columbia Daily Advertiser*, Aug. 1, 1800, 2; "New-York Bread Co.," *New-York Gazette & General Advertiser*, Nov. 11, 1802, 2; "Lawrence & Dayton," *New-York Gazette & General Advertiser*, Mar. 7, 1807, 4; "Pacific Insurance Co.," *The Columbian*, Jan. 7, 1817; "Fire Insurance Co. of New York," *Commercial Advertiser*, June 7, 1819, 4; "Howland & Harmony," *Mercantile Advertiser*, June 14, 1810, 3; [William Ancell], *Commercial Advertiser*, Feb. 16, 1811, 2; [Henry Cruger], *Evening Post*, Nov. 11, 1814, 3; "L. & H. Cary," *Evening Post*, May 1, 1815, 3, and Barrett; [John Kemp], *Mercantile Advertiser*, Oct. 23, 1819, 1, and Feb. 7, 1820, 4; New York City, Jury Census (1819); [Mrs. W.E. Hossack], *Mercantile Advertiser*, May 8, 1820, 3; Susan Gallop death notice, *The American*, Sept. 18, 1820, 3; [James Diven], *New-York Evening Post*, May 7, 1821, 4; [Walter R. Jones], *Evening Post*, July 28, 1821, 1, and *Commercial Directory* (1823), 138; "Alarming," *Middlesex Gazette*, Sept. 5, 1822, 3; [J.B. Pelissier], U.S. Census, New York (1850); M. Dripps, *Map of the City of New York...* (1852); William Perris, *Map of the City of New York* (1853).

16. N.Y. County, liber 56, 330-333, recorded April 19, 1799.
17. Walter Barrett, *The Old Merchants of New York* 5 (N.Y., Thos. R. Knox & Co., 1885), 291.
18. The painting is in the collection of the New-York Historical Society. The image can be seen on the www.amrevonline.org website.
19. "A House for Sale," *The Daily Advertiser*, Apr. 5, 1796, 3.
20. "For Sale," *New-York Advertiser*, Apr. 30 and May 11, 1796, 4.
21. "Sales," *Mercantile Evening Advertiser*, Feb. 7, 1797, 3.
22. *New-York Gazette & General Advertiser*, June 1, 1798, 3.
23. "To Let," *Commercial Advertiser*, Sept. 19, 1798, and *The Daily Advertiser*, Oct. 2 and 10, 1798.
24. "To Builders, &c.," *The Daily Advertiser*, Apr. 12, 1799, 2, and May 4, 1799, 4.
25. "Architecture," *The Daily Advertiser*, Sept. 20, 1800, 2.
26. "Auctions," *New-York Gazette & General Advertiser*, Mar. 5, 1801, 3.
27. "J. Hampton Laurence [sic]," *New-York Evening Post*, May 30, 1808, 3.

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28. “New-Orleans Cotton,” and “for sale,” *New-York Gazette & General Advertiser*, Sept. 13 and 20, 1808, 1 and 3.
29. See: *Wealth and Biography of the Wealthy Citizens...*, 117.
30. “New Boarding House,” *New-York Evening Post*, May 17, 1820, 1.
31. Ira Berlin and Leslie M. Harris, eds., *Slavery in New York* (N.Y.: The New Pr., 2005), 22.
32. Adapted from LPC, *281 East Broadway House (Isaac T. Ludlam House) Designation Report* (LP-1993)(N.Y.: City of New York, 1998), by Marjorie Pearson. For the history of Federal style rowhouses, see: Elizabeth Blackmar, *Manhattan for Rent, 1785-1850* (Ithaca: Cornell Univ. Pr., 1989); Ada Louis Huxtable, *The Architecture of New York: Classic New York Georgian Gentility to Greek Elegance* (Garden City, N.J.: Anchor Bks., 1964); Lockwood, *Bricks*; Montgomery Schuyler, “The Small City House in New York,” *Architectural Record* (April-June, 1899), 357-388.
33. The following Federal style houses are designated New York City Landmarks: Edward Mooney House (1785-89), 18 Bowery; James Watson House (1793, attrib. to John McComb, Jr.; 1806), 7 State Street; nine houses at 25-41 Harrison Street (1796-1828; two designed by John McComb, Jr.); Nicholas and Elizabeth Stuyvesant Fish House (1803-04), 21 Stuyvesant Street; Gideon Tucker House (1808-09), 2 White Street; Robert and Anne Dickey House (1809-10), 67 Greenwich Street; Stephen van Rensselaer House (c. 1816), 149 Mulberry Street; James Brown House (c. 1817), 326 Spring Street; 480 Greenwich Street and 502-508 Canal Street Houses (1818-41); 83 and 85 Sullivan Street Houses (1819; third stories added 1880 and 1874); 486 and 488 Greenwich Street Houses (c. 1823); William and Rosamond Clark House (1824-25; two stories added in the 19th century), 51 Market Street; 265 Henry Street House (1827; third story added 1895); 511 and 513 Grand Street Houses (c. 1827-28); 127, 129, and 131 MacDougal Street Houses (c. 1828-29); Isaac Ludlam House (c. 1829), 281 East Broadway; Hamilton-Holly and Daniel Leroy Houses (1831), 4 and 20 St. Mark’s Place; Seabury Treadwell House (1831-32), 29 East 4th Street; 116 Sullivan Street House (1832; third story added 1872); 131 Charles Street House (1834); and 203 Prince Street House (1834; third story added 1888).
34. *New York City Directories* (1859-1933); *New York State Commercial Directories* (1870); *Manhattan Address Directories* (1929-93); N.Y. County; NYC, Dept. of Buildings (Alts. 496-1873, 678-1899, and 377-1923); Barrett; U.S. Census, New York (1860, 1870, 1880); “Fires Last Night,” *NYT*, Mar. 27, 1868, 8; [James Cherry], *NYT*, Apr. 28, 1872, 7, Mar. 24, 1881, 8, and July 15, 1899, 10; [John Kirwan], *NYT*, July 14, 1879, 8; “Leases Recorded,” *NYT*, Apr. 25, 1882, 7; Thomas Cherry obit., *NYT*, Mar. 9, 1885, 8; “The Building Department,” *NYT*, Nov. 8, 1900, 12; Catherine L. McCrea death notice, *NYT*, Nov. 3, 1906, 9; “A.L. McCrea Tries to Break Aunt’s Will,” *NYT*, Mar. 4, 1910, 5; “Left \$3000 a Year to Charity Patients,” *NYT*, Nov. 10, 1911, 5; [McCrea family], *The District Reports of Cases Decided in All the Judicial Districts in the State of Pennsylvania* (Philadelphia: Howard W. Page, 1912), 943-953, and www.freepages.genealogy.rootsweb.ancestry.com website; Ernestine McCrea death notice, *NYT*, Nov. 29, 1916, 11; [Keeler and McCrea families], U.S. Census, New York (1910, 1920, 1930); “Real Estate Transfers,” *NYT*, Mar. 9, 1915, 16, Mar. 18, 1916, 16, and Mar. 1, 1917, 19; “Good Bidding for Auction Offerings,” *NYT*, Dec. 22, 1920, 28; [McCarthy family], U.S. Census, New York (1910, 1920, 1930); Patrick McCarthy death notice, *NYT*, May 2, 1925, 15; “Wills for Probate: Patrick McCarthy,” *NYT*, May 9, 1925, 30; “Wills for Probate: [N.M. Geraigiry & Son],” *NYT*, Jan. 26, 1932, 40; Louise T. Cruse,” *NYT*, Sept. 25, 1935, 33; “Marriages: Behrens-Sleppin,” *NYT*, Dec. 29, 1935, N11; Daniel W. McCrea obit., *NYT*, Oct. 1, 1936, 25; “Wills for Probate: Nellie V. McCarthy,” *NYT*, May 3, 1941, 30; “Manhattan Transfers,” *NYT*, Apr. 30, 1949, 24, and May 26, 1949, 52; Alvin Behrens obit., *NYT*, Aug. 4, 1953, 21; “Susan Behrens Married,” *NYT*, Oct. 30, 1962, 28; “...Engaged to Wed Myles Behrens,” *NYT*, Apr. 19, 1964, 101; David W. Dunlap, “Hidden Corners of Lower Manhattan,” *NYT*, Sept. 15, 1991, XX15, and “Downtown,

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- Federal Era Blooms in Hiding,” *NYT*, June 20, 2003, E27, 34; “Push to Save Greenwich St. Buildings,” *The Tribeca Trib* (Oct. 2003), 6, 45.
35. “Greenwich-street,” *NYT*, Mar. 2, 1869, 11.
 36. “Breaking Up the Bagnios,” *NYT*, Apr. 9, 1871, 6.
 37. A Boundary Agreement, dated Feb. 7, 1911, meant to clarify the property boundaries between Nos. 94 and 94-1/2 Greenwich Street, referenced the joint occupation of the two buildings by James Cherry. N.Y. County, Section 1, liber 134, 349-358.
 38. “Partition Sale” notice, *NYT*, Dec. 12, 1920, RE6.
 39. “History of the Syrians in New York,” *The Syrian World* (Nov. 1927), 1.

FINDINGS AND DESIGNATION

On the basis of a careful consideration of the history, the architecture, and other features of this building, the Landmarks Preservation Commission finds that the 94 Greenwich Street House has a special character and a special historical and aesthetic interest and value as part of the development, heritage, and cultural characteristics of New York City.

The Commission further finds that, among its important qualities, the Federal style rowhouse at No. 94 Greenwich Street in Lower Manhattan was constructed c.1799-1800 as an investment property, right after this block was created through landfill and Greenwich and Rector Streets had been laid out, when this was the most fashionable neighborhood for New York's social elite and wealthy merchant class; that the owner of No. 94 was Augustine Hicks Lawrence, a prominent stock and insurance broker, banker, and commission merchant, who served as director of a number of banks and companies, as well as an assistant alderman and alderman in 1809-16; that what makes this house highly significant is that it is among only five surviving houses of Manhattan's most elite neighborhood of the post-Revolutionary War era, the others including the Watson House (1793, 1806), 7 State Street, and Dickey House (1809-10), 67 Greenwich Street, both designated New York City Landmarks, and it is among the relatively rare extant Manhattan houses of the Federal period and style, is one of the oldest houses in Manhattan, and is one of only seven pre-1810 houses located south of Chambers Street, the oldest section of New York City; that as constructed, the house was three-and-a-half stories with a high peaked gambrel roof (probably with dormers) – the outline of the original roofline is still visible on the Rector Street facade – and features Flemish bond brickwork and splayed lintels on the second and third stories, those on the Rector Street facade are marble with double keystones, while the Greenwich Street facade has splayed brick lintels; that by 1810, No. 94 had become a boardinghouse for merchants and professional men (many of them prominent), housed a porterhouse by 1837, was listed as a hotel in 1841, was raised one full story prior to 1858, and has a two-story rear addition dating from c. 1853/1873, the building remaining in the possession of Lawrence family descendants until 1921 and housing a variety of commercial tenants; and that, despite alterations, the 94 Greenwich Street House is recognizable as a grand early Federal style rowhouse, made particularly notable by its height, corner location with two primary facades, the visible outline of the original gambrel roofline on the Rector Street facade, and its splayed marble lintels with double keystones (a feature typical of the earliest surviving Federal style houses in Manhattan).

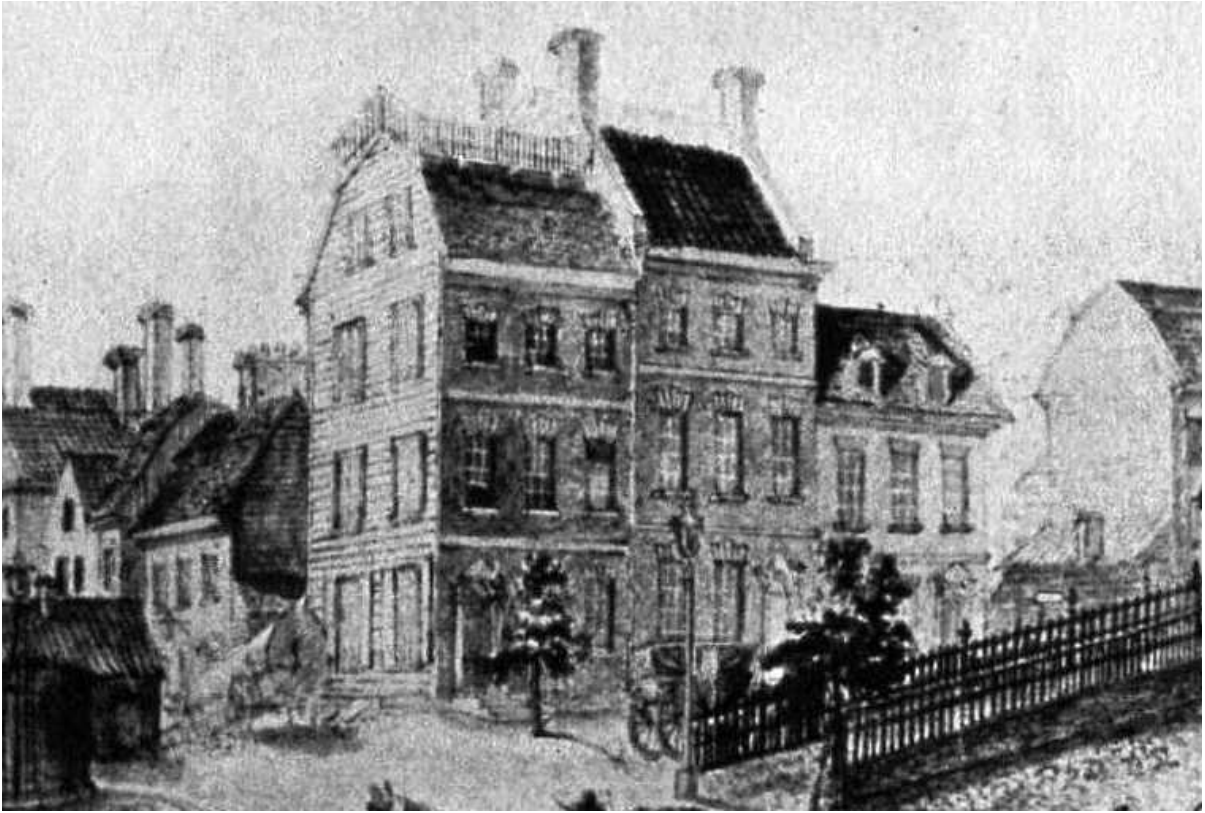
Accordingly, pursuant to the provisions of Chapter 74, Section 3020 of the Charter of the City of New York and Chapter 3 of Title 25 of the Administrative Code of the City of New York, the Landmarks Preservation Commission designates as a Landmark the 94 Greenwich Street House, 94 Greenwich Street (aka 14-18 Rector Street), Borough of Manhattan, and designates Manhattan Tax Map Block 53, Lot 41, as its Landmark Site.

Robert B. Tierney, chair; Pablo E. Vengoechea, vice-chair
Frederick Bland, Stephen F. Byrns, Diana Chapin, Joan Gerner, Roberta Brandes Gratz, Elizabeth Ryan,
Roberta Washington



94 Greenwich Street House, Manhattan

Photo: Christopher D. Brazee (2009)



Lith. of Sarony, Major & Knapp, 449 Broadway, N.Y.

for D.T. Valentine's Manual, 1863

Upper: 1797 rendering of a gambrel-roofed Federal style house

Source: Detail of C. Milbourne view of Government House (New-York Historical Society)

Lower: "Greenwich St. Below Thames St. 1861"

Source: D.T. Valentine, *Manual of the Corporation of the City of New York* (1863)



94 Greenwich Street House, Manhattan (1929)

Credit: Courtesy of the New York Public Library



94-96 Greenwich Street Houses, Manhattan

Photo: Collection of the NYC Landmarks Preservation Commission (1965)



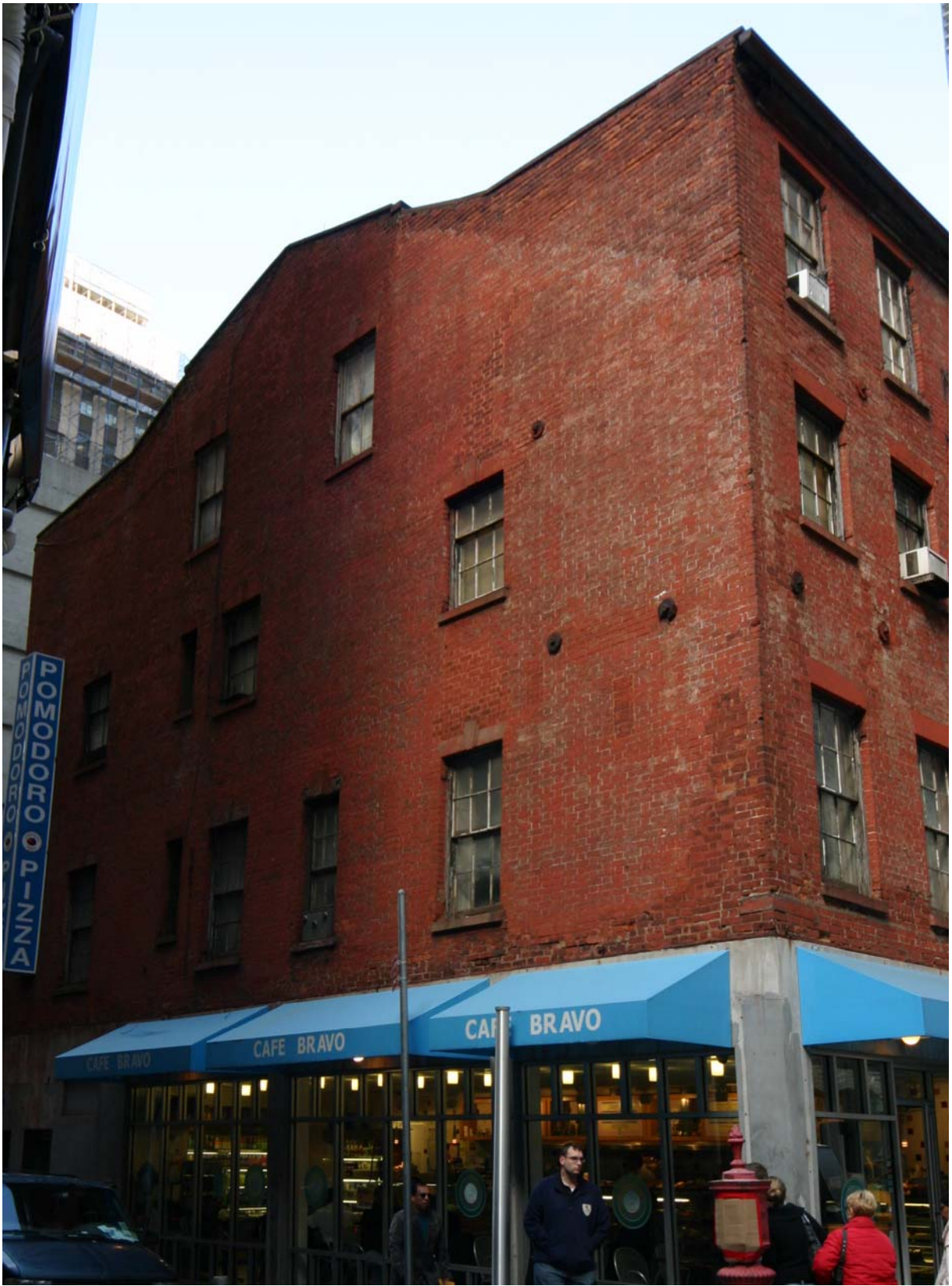
94 - 96 Greenwich Street Houses, Manhattan

Photo: Collection of the NYC Landmarks Preservation Commission (1965)



94 Greenwich Street House, Manhattan

Photo: Carl Forster (2006)



94 Greenwich Street House, Manhattan
Rector Street façade

Photo: Carl Forster (2006)



94 Greenwich Street House, Manhattan
Rector Street façade

Photo: Christopher D. Brazee (2009)



94 Greenwich Street House, Manhattan

Rector Street façade, showing original gambrel roofline

Photo: Christopher D. Brazee (2009)



94 Greenwich Street House, Manhattan

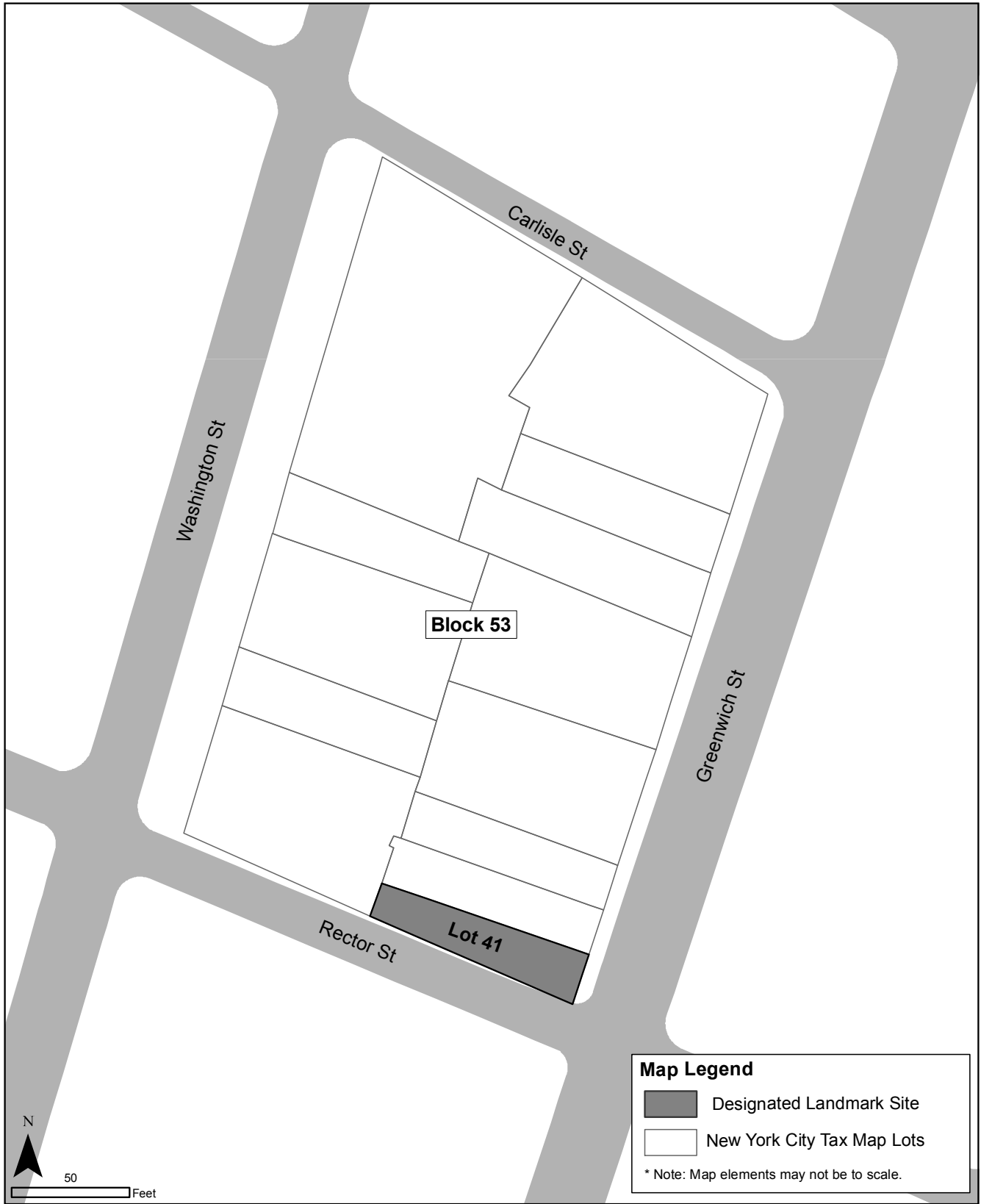
Splayed marble lintel with double keystone and splayed brick lintel

Photos: Christopher D. Brazee (2009)



94 Greenwich Street House, Manhattan
Rear façade and rear addition

Photo: Christopher D. Brazee (2009)



94 GREENWICH STREET HOUSE, 94 Greenwich Street (aka 14-18 Rector Street).
 Borough of Manhattan, Tax Map Block 53, Lot 41.

Designated: June 23, 2009

Graphic Source: New York City Department of City Planning, MapPLUTO, Edition 06C, December 2006.
 Author: New York City Landmarks Preservation Commission, JM.